

VILLAGE OF MANCHESTER
Manchester, Vermont

**Minutes of a Regular Meeting of the
Development Review Board
Held on the 4th day of February, 2015**

Members Present: Vice Chairman Tom Deck, Orland Campbell, Joe Giolito, Al Michaels, Julie Hanes
Members Absent: Chairman Donald Brodie, Karen Walla
Others Present: David & Christina Nichols, Alan P. Benoit, Principal Architect, Sustainable Design, Carol O'Conner, Four Seasons Sotheby's International Realty, Eric Scott, Administrative Officer

Vice Chairman Deck called the meeting to order at 10:05 A.M.

Minutes:

The Members reviewed the minutes of the meeting of November 05, 2014.

After review, Vice Chairman Deck moved that the minutes of the meeting of November 05, 2014, be approved. Member Michaels seconded. The vote by Members present at the November 05 meeting was unanimous in favor.

The Members reviewed the minutes of the meeting of January 07, 2015.

After review, Member Campbell moved that the minutes of the meeting of January 07, 2015, be approved. Member Giolito seconded. The vote by Members was unanimous in favor.

Applications:

Application 15-02, Four Seasons Sotheby's International Realty, Sign. Carol O'Conner representing Four Seasons Sotheby's International Realty, presented a mock-up of the proposed sign and answered questions regarding size and color. Member Hanes and DAC Chairperson advised that the Design Advisory Committee recommended approval of the application.

Member Campbell moved that the Board adopt the recommendation of the Design Advisory Committee and approve the application. Member Michaels seconded. The vote was unanimous in favor.

Application 15-01, Nichols, 27 Equinox Pond, Residential Remodel and Alterations. Alan P. Benoit, Principal Architect representing the Nichols, who were also present, presented photos of the current house, site plans, including view from all directions and elevations of the whole property. Alan answered member questions regarding the color and material of shutters, siding, and roof. A question and answer period regarding the proposed drainage system and landscaping completed the presentation. Member Hanes, DAC Chairperson advised that the Design Advisory Committee had had several questions which had been addressed and that the DAC now recommended approval of the application.

Member Giolito moved that the Board adopt the recommendation of the Design Advisory Committee and approve the application. Member Michaels seconded. The vote was unanimous in favor.

Application 15-03, Pines, Curb Cut

The Board determined that the application was incomplete.

Administrative Report:

Administrative Officer Scott reported that the Notice of Violation, September 29, 2014, 2827 River Rd. had been withdrawn. Scott also reported that matter of the inoperable vehicle at 2479 Main St. was now hands of the Village's Legal Counsel.

There being no further business to come before the board, Member Giolito moved that the Board adjourn. Member Campbell seconded. The vote was unanimous in favor and the meeting was adjourned at 11:20 A.M.